

## Public Purpose/Impact Analysis

City Council/Redevelopment Agency Meeting  
May 16, 2007

**Title of Project:** Commercial Visual Improvement Agreement (CVIP) between the LV Redevelopment Agency and FR Fremont, LLC d/b/a USA Hostels LV (1322 Fremont Street)

**Project Description:** Exterior improvements will be undertaken by the CVIP applicant/property owner for the property located at 1322 Fremont Street.

**Sponsor/Developer:** FR Fremont, LLC (Charles Fox – Managing Member)

**Assistance Provided by:** Redevelopment Agency. Total project cost is approximately \$55,809.00. Agency will reimburse the CVIP applicant on a 1:1 basis for pre-approved qualified exterior improvements. The Agency will reimburse the CVIP applicant \$27,904.50 and, if necessary, an additional 20% as a contingency for cost overruns pertaining to the qualified exterior improvements. Reimbursement will not exceed \$33,485.40. Agency will also record a Façade Easement and Building Maintenance Agreement against the property for a period of five (5) years, from date of completion of project.

**Number of Direct Jobs Created:** Not Applicable

**Number of Indirect Jobs Created:** Employment is based on those trades that will be utilized to complete this project. Trades to be utilized for this project will include electrical, construction, landscaping, and painting.

**Number of Direct Jobs Retained:** Not Applicable

Pertinent Statutes Used for Public Purpose:

In accordance with NRS 279.486, the CVIP applicant has submitted a signed and notarized Participant Affidavit and Employment Plan which states that without the Redevelopment Agency's assistance, the proposed project would not be completed to a level that would benefit the redevelopment area and the surrounding neighborhood. Any potential job creation opportunities will be advertised within the surrounding neighborhoods for qualified applicants.

How Does the Project Benefit the Public:

This area of Fremont Street is populated with minor retail store fronts and a number of older Motels that have been neglected and cater to weekly and monthly customers. Since this property is a Youth Hostel and has foreign visitors, a property that is well maintained and visually attractive will provide a positive impression to its guests. This project also will compliment the new residential units that are being constructed at 11<sup>th</sup> Street and Carson, the Urban Lofts.

Quantitative Economic Benefits:

\$55,809.00 is being fed into the local economy through the employment of subcontractors and all materials used for the project are bought locally.

Private Investment:

Applicant will be funding the entire project cost of approximately \$55,809.00. Once the project is completed, then the CVIP will reimburse the applicant for an amount not to exceed \$33,485.40. (\$27,904.50, plus a 20% contingency for cost overruns for qualified exterior improvement, if necessary)

Public Investment:

The CVIP program requires a 1:1 match from the applicant for all pre-approved exterior improvements. Once the project is complete the Redevelopment Agency will record a Façade Easement and Building Maintenance Agreement against the property for a period of five years. At the end of five years, the property is façade easement and building maintenance agreement is removed from the property.

Total direct Economic Impact:

\$55,809.00

Total Indirect Economic Impact:

Not measurable at this time. However, this CVIP has indicated that they will be assessing the renovation and revitalization of an adjacent property that houses a older motel.

Economic Impact Study Performed:

Yes ☐

No ☒

Return on Investment Analysis Performed:

Yes ☐

No ☒